



R St. Georges Road, Cheltenham, GL50 3ED

Guide Price £350,000



St Georges Road

Cheltenham, GL50 3ED

This beautifully proportioned ground floor apartment forms part of an elegant period building on one of Cheltenham's most sought-after residential roads. Offering generous accommodation extending to approximately 832 sq.ft., the property blends classic architectural features with modern living, further enhanced by a private garden, a dedicated study, and unallocated off-road parking.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Ground Floor Period Apartment On One Of Cheltenham's Most Prestigious Roads
- Elegant Sitting / Dining Room With Bay Window And Working Shutters
- Two Double Bedrooms Plus Study
- Bathroom And Ensuite
- Private Garden Backing Onto The River Chelt With Gravelled Seating Area
- Unallocated Off-Road Parking





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Entrance Hall: A welcoming entrance hall sets the tone, featuring attractive wood-effect flooring and providing access to all principal rooms.

Sitting / Dining Room: A standout feature of the apartment, the spacious sitting/dining room is flooded with natural light via a striking bay window overlooking the front aspect, complete with working period shutters. The room offers excellent proportions for both relaxation and entertaining, complemented by period detailing, a feature fireplace, and bespoke shelving.

Kitchen: The kitchen is thoughtfully arranged and accessed directly from the living space, fitted with modern cabinetry, wood-effect work surfaces, tiled splashbacks, and appliances including an oven, gas hob with extractor, freestanding dishwasher, and space for additional freestanding appliances. A breakfast bar provides informal seating and connects seamlessly with the dining area.

Bedroom One: A generous principal bedroom featuring built-in wardrobes and a large sash window, creating a calm and comfortable retreat.

Bedroom Two: A versatile second double bedroom, ideal for guests or family, benefiting from direct access to a stylish en-suite shower room.

En-Suite Shower Room: Finished to a contemporary standard with a walk-in shower, WC, wash hand basin, patterned flooring, and part-tiled walls.

Study: A valuable additional room, ideal for home working, music, or hobbies, enjoying a pleasant outlook over the rear garden and offering a flexible, well-proportioned space away from the main living areas.

Bathroom: The main bathroom features a panelled bath with shower over, wash hand basin set within fitted storage, WC, tiled walls, and a window providing natural ventilation.

Garden: The apartment benefits from a private garden, accessed from the side of the building, offering a peaceful and secluded outdoor space. Steps lead down to a gravelled seating area, ideal for outdoor dining and entertaining, beyond which the River Chelt runs gently along the rear boundary, creating a particularly attractive and tranquil backdrop. The garden is further enhanced by mature planting and a charming garden studio, suitable for storage, creative use, or occasional home working.

Parking: An unallocated parking space is available on the driveway to the front of the building.

Additional Details:

Tenure: Share of Freehold

Lease Length: 990 Years

Service Charge: £1,800 Per Annum

Council Tax Band: B

Location: St Georges Road is widely regarded as one of Cheltenham's most prestigious addresses, ideally positioned for access to Montpellier, The Promenade, and Cheltenham Spa railway station. The area offers a superb lifestyle with a wealth of cafés, restaurants, boutiques, and green spaces all within easy reach.

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